

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
SUNNYVALE AMENDING SECTION 19.32.020 OF THE
SUNNYVALE MUNICIPAL CODE RELATING TO BUILDING
HEIGHT AND LOT COVERAGES**

THE CITY COUNCIL OF THE CITY OF SUNNYVALE DOES ORDAIN AS
FOLLOWS:

SECTION 1. SECTION 19.32.020 AMENDED. Section 19.32.020 of the Sunnyvale Municipal Code is hereby amended by amending Table 19.32.020 as it pertains to Zoning District R-3, to read as follows:

Section 19.32.020 Building height and lot coverages.

Building height and lot coverages shall be according to the provisions set forth in Table 19.32.020, except that all lots located within the DSP district shall conform to provisions set forth in Chapter 19.28. (Ord. 2731-03 § 2; Ord. 2690-02 § 1; Ord. 2683-01 § 4; Ord. 2650-00 § 3; Ord. 2623-99 § 1 (part); prior zoning code §§ 19.32.080(e)(3), 19.40.020).

**TABLE 19.32.020
Building Height, Lot Coverage and Floor Area Ratio**

Zoning District	Building		Lot Coverage (%)	Floor Area Ratio (FAR) (%)
	Stories	Feet		
R-0	2	30	45	45% FAR or 4,050 sq. ft. of gross floor area, whichever is less ⁶
R-1	2	30	45	45% FAR or 4,050 sq. ft. of gross floor area, whichever is less ⁶
R-1.5	2	30 ¹	40	50
R-1.7/PD	2	30	40	50
R-2 (single-family dwellings)	2	30	40	45% FAR or 4,050 sq. ft. of gross floor area, whichever is less ⁶
R-2 (all uses other than single-family dwellings)	2	30	45	55 ⁶
R-3	3	35	40	
R-4	4	55	40	

Deleted: 2

Deleted: 30

R-5	4	55	40	
R-MH	2	30	None	
O	2	30	40	
P-F	2		3	
DSP	See Table 19.28.170		See Table 19.28.170	See Table 19.28.170
C-1	2	40	35	
C-2	8	75 ⁵	35	55 (Future Site D) as described in Section 19.32.070(c)(3)
C-3	8	75 ⁴	35	
C-4	2	40	35	
M-S	8	75	45	35 ⁵
M-3	8	75	45	35 ⁵

¹ Walls facing the sideyards cannot exceed twelve feet in height within twelve feet of the side property lines. Second story wall height is limited to twenty-one feet, exclusive of pitched roof structure.

² One-half foot shall be added to the front, side and rear yard setbacks for each foot that the building exceeds the maximum height allowed in the most restrictive abutting district.

³ Coverage shall not exceed the maximum structural coverage in the most restrictive zoning district abutting this district.

⁴ Hotels and motels may exceed seventy-five feet if allowed by use permit.

⁵ Fifty percent FAR for commercial storage or warehousing, Section 19.32.070(d).

One hundred percent FAR for Future Site B, as described in Section 19.32.070(c)(1).

Seventy percent FAR for Future Site C, as described in Section 19.32.070(c)(2).

Fifty percent FAR for Future Site E, as described in Section 19.32.070(c)(4).

⁶ Applications for residences which exceed the FAR set forth in this table shall be considered pursuant to Section 19.80.040(c).

SECTION 2. CEQA. The City Council hereby determines that the Negative Declaration prepared for this ordinance has been completed in compliance with the requirements of the California Environmental Quality Act (CEQA) and reflects the independent judgment of the City, and finds that adoption of the ordinance will have no significant negative impact on the area's resources, cumulative or otherwise. The Director of Community Development shall file a Notice of Determination with the County Clerk pursuant to CEQA guidelines.

SECTION 3. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption.

SECTION 4. POSTING AND PUBLICATION. The City Clerk is directed to cause copies of this ordinance to be posted in three (3) prominent places in the City of Sunnyvale and to cause publication once in The Sun, the official newspaper of the City of Sunnyvale, of a notice setting forth the date of adoption, the title of this ordinance, and a list of places where copies of this ordinance are posted, within fifteen (15) days after adoption of this ordinance.

Introduced at a regular meeting of the City Council held on _____, and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council held on _____, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

City Clerk
(SEAL)

Mayor